# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130076672 DEEDWARR
Recvd: 09/05/13 08:33 2 pgs
Fees: 13.00 Taxes: 610.50

20130905-0093452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Angelo M. Formosa, III et ux** | **New Owners** | **08209032100** |
| (NAME) | (NAME) | |
| **724 Greeley Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Angelo Formosa Family Partnership, a Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angelo M. Formosa, III and wife, Joanne B Formosa**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the northerly one-half of Lot No. 34 on the Plan of D.T. McGavock's First Addition of record in Book 10, Page 606, Register's Office for said County.

SAID part of said lot fronts 47-1/2 feet on the easterly side of 4th Avenue North and runs back between parallel lines along the southerly margin of Monroe Street, 185 feet 4 inches to the center line of an alley.

BEING the same property conveyed to Angelo Formosa, Jr. by Deed from Charles R. Porter and wife, Eugenia Porter, dated 10/13/1982, recorded on 10/13/1982, in Book 5949, Page 815, Register's Office for Davidson County, Tennessee; and

BEING the same property subsequently conveyed to Angelo Formosa Family Limited Partnership, a Tennessee limited partnership by Deed from Angelo Formosa, Jr., dated 12/28/1994 and filed for record on 12/29/1994 in Book 9557, Page 742, Register's Office for Davidson County, Tennessee. The said Angelo Formosa Family Limited Partnership is now known as Angelo Formosa Family Partnership as evidenced of record in Instrument No. 199912280307484, said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **1230 4th Avenue North, Nashville, TN 37208**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Angelo Formosa Family Partnership has caused this instrument to be executed by its sole Class "A" Partner on this 4th day of September, 2013.

Angelo Formosa Family Partnership

By: Angelo Formosa, sole class A partner
Angelo M. Formosa, III being the sole Class "A" Partner under the Partnership Agreement, as amended, having authority to sell real property the title to which is vested in whole or in part of the Partnership.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Angelo Formosa, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the sole Class "A" Partner of the Angelo Formosa Family Partnership, a Tennessee General Partnership, of the within named bargainor, a Partnership and that he as such Class "A" Partner under the Partnership Agreement, as amended, having authority to sell real property the title to which is vested in whole or in part of the Partnership, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said Angelo M. Formosa, III as such Class "A" Partner.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of September, 2013.

Notary Public

My Commission Expires: 10-18-2016

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
October 18, 2016
STATE OF TENNESSEE